



**Connells**

Charlemont Avenue  
West Bromwich



# Charlemont Avenue West Bromwich B71 3BY

for sale offers over  
**£330,000**



## Property Description

This traditional semi-detached property offers the perfect opportunity for your next family home. Set in a sought after location, this one will not be available for long. The property benefits from being within walking distance to major bus links and easy access to the Newton Road to Great Barr. The new square shopping centre offers an array of shops and amenities along with being close to the Sandwell & General Hospital as well as being within the catchment for Pennyhill Primary School.

The property has been well maintained over the years with the benefit of an extension to the rear which has been converted from a conservatory now to an orangery. The through lounge offers the best of both worlds as a lounge and dining area. You have a modern fitted kitchen with some integral appliances with a separate utility area. The garage has now been converted into a perfect office space or separate snug. The first floor offers three bedrooms and a family bathroom. The loft conversion offers the fourth bedroom and a second bathroom.

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## Porch

Double glazed door to the front and door to the entrance hall.

## Entrance Hall

Stairs to the first floor, storage cupboard, central heated radiator and doors to the kitchen and lounge.

## Dining Area

15' 5" x 12' 5" ( 4.70m x 3.78m )

Double glazed bay window to the front and a central heated radiator.

## Lounge Area

11' 10" x 11' 5" ( 3.61m x 3.48m )

Gas fire, central heated radiator and patio doors to the orangery.

## Kitchen

12' 4" x 7' 4" ( 3.76m x 2.24m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, gas point, splashback tiling, central heated radiator and access to the utility room and orangery.

## Utility Room

10' 7" x 6' 1" ( 3.23m x 1.85m )

Fitted wall and base units, fridge and freezer, central heated radiator and door to the study and rear garden.

## Study

16' 3" x 6' 4" ( 4.95m x 1.93m )

French doors to the front, central heated radiator and door to the utility.

## Orangery

18' 9" x 15' 10" max ( 5.71m x 4.83m max )

French doors to the side and a central heated radiator.

## First Floor Landing

Stairs from the entrance hall and doors to bedroom two, bedroom three, bedroom four, bathroom and WC.

## Bedroom Two

14' 10" max x 12' 5" ( 4.52m max x 3.78m )

Double glazed bay window to the front, fitted wardrobes and central heated radiator.

## Bedroom Three

11' 6" x 11' 3" ( 3.51m x 3.43m )

Double glazed window to the rear and central heated radiator.

## Bedroom Four

6' 10" x 5' 8" ( 2.08m x 1.73m )

Double glazed window to the front and central heated radiator.

## Bathroom

Double glazed window to the rear, freestanding bath, shower cubicle, vanity wash hand basin and a central heated towel rail.

## Wc

WC.

## Second Floor Landing

Stairs from the first floor landing and doors to shower room and bedroom one.

## Bedroom One

15' 6" max x 15' 1" max ( 4.72m max x 4.60m max )

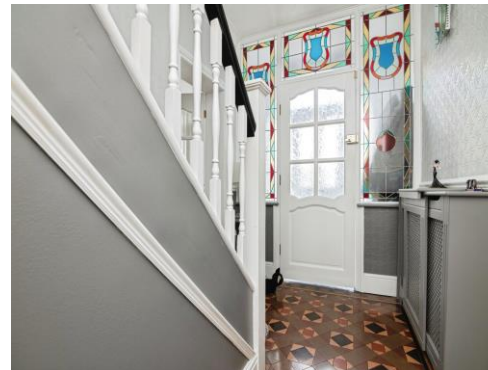
Double glazed window to the rear, velux window to the front and central heated radiator.

## Shower Room

Double glazed window to the rear, fitted shower cubicle, central heated radiator, wash hand basin and WC.

## Rear Garden

Slabbed patio area to the front, steps down to an artificial lawn and a further slabbed patio area.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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 WEST BROMWICH B70 8NS

EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

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